



To: All Rental Housing Tax Credit Recipients

Notice: MFD-08-02

From: IHCD Multi Family Department

Date: January 8, 2008

Re: **Common 2007 Physical Inspection Non-Compliance Issues Cited**

As a service to Owners and Management Companies of Section 42 Developments, IHCD is providing a list of the most common physical inspection non-compliance issues identified during the 2007 Monitoring Year. The list includes findings identified in the third party periodic inspection reports and IHCD Pre-8609 inspection reports, where this information is provided in order to help reduce these repetitive issues in the 2008 and future monitoring years.

During the 2007 IHCD physical inspection year, the following non-compliance issues were the most commonly cited by Criterion VanMarter Engineers:

- Fogged thermo pane windows
- Inoperable electrical GFCI outlet receptacles
- Missing/damaged windows & window screens
- Smoke detectors missing or missing batteries
- Drives/parking areas in need of seal-coating/stripping/repairs
- Water heater safety valve piping missing
- Electrical Circuit panels not labeled (circuits not identified)
- Mold/mildew present
- Deteriorated floor coverings
- Drywall damage
- Sealant/caulking needed in bathrooms & kitchens
- Ceramic tiles deteriorated/broken/in need of grouting
- Missing/broken electrical outlet cover-plates
- Loose plumbing fixtures
- Inoperable/malfunctioning appliances

During the 2007 IHCD Pre-8609 physical inspection year, the following non-compliance issues were the most commonly cited:

- Screens at clothes dryer vent terminations
 - Screws installed in the clothes dryer exhaust ducts
 - Water heater safety valve piping missing
 - Water heater safety valve piping indirectly connecting to a source of contamination
 - Missing smoke detectors
 - Inoperable smoke detectors
 - Batteries missing from smoke detectors
 - Smoke detectors not being electrically interconnected
 - Smoke detector dust/construction covers not removed after construction completed
 - Improper final grading away from foundation walls
 - Loose or broken doors/door handles
 - Bathroom moisture exhaust fans inoperable and/or disconnected
 - Electrical panels working clearances/clear floor space with storage in front of panel
 - Light fixtures, in clothes closets too close to the storage space
 - Improperly sized electrical circuit breakers to appliances
 - Inoperable emergency lights
 - Fire rated doors propped open or would not fully close & latch
 - Electrical GFCI receptacles would not trip when tested
 - Electrical disconnects not within site of electrical appliances over 300-Volt-Amperes
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